

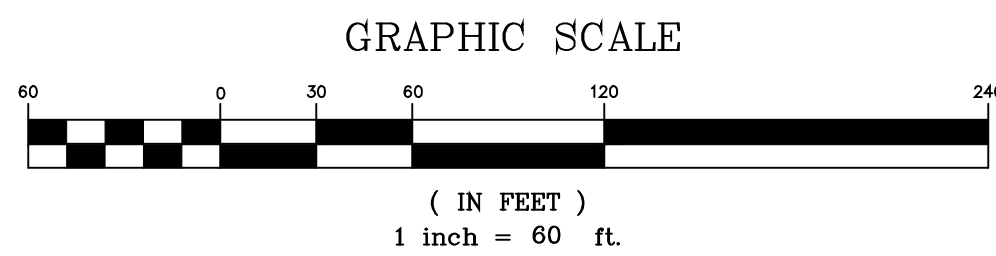
ADDITIONAL PROJECT DATA:

1. TARGET MARKET: PRIMARILY FAMILIES
2. DEED RESTRICTIONS SUMMARY  
RESIDENCE TYPES - SINGLE FAMILY DETACHED  
MAX. BUILDING HT - 30'  
HEATED LIVING SPACE - MIN. 1800 S.F.  
ALL HAVE MIN. 1 CAR GARAGE
3. AVERAGE HEATED AREA (ANTICIPATED):  
SINGLE FAMILY - ±2000 S.F.
4. NO PHASING IS PLANNED AT THIS TIME  
EXPECTED BUILD-OUT IS 3 YEARS
5. ALL UNITS SHALL HAVE AN ATTACHED GARAGE
6. EXTERIOR FACADE MATERIALS:  
ALL HOMES SHALL HAVE FRONT FACADE MIXTURE OF  
STONE OR BRICK AND AT LEAST TWO ADDITIONAL  
SIDING TYPES INCLUDING BOARD & BATTEN, SHAKES  
OR HORIZONTAL LAP. ALL HOMES SHALL HAVE  
COVERED PORCH AREA. HOME FRONT ELEVATIONS AND  
COLORS SHALL BE VARIED TO AVOID HAVING THE SAME  
FRONT APPEARANCE IN CLOSE PROXIMITY.

**811**  
Know what's below.  
Call before you dig.

1. CONTRACTOR IS FULLY RESPONSIBLE FOR CONTACTING  
APPROPRIATE PARTIES AND ASSURING THAT EXISTING  
UTILITIES ARE LOCATED PRIOR TO BEGINNING CONSTRUCTION.
2. CONTRACTOR IS RESPONSIBLE FOR PLACING BARRICADES  
USING FLAGMEN, ETC., AS NECESSARY TO INSURE SAFETY  
TO THE PUBLIC.
3. ALL PAVEMENT CUTS, CONCRETE OR ASPHALT, ARE TO  
BE REPLACED ACCORDING TO STANDARDS OF THE NORTH  
CAROLINA DEPARTMENT OF TRANSPORTATION.
4. SHORING WILL BE ACCORDING TO OSHA TRENCHING  
STANDARDS PART 1926 SUBPART P, OR AS AMENDED.

PERIMETER BUFFER/  
TREE SAVE AREA



SITE NOTES:

1. PIN: 0701601042  
DB. 14517, PG. 265  
SITE AREA: ± 19.00 AC. IN TOTAL PARCEL  
EXCLUDING R/W PER FIELD SURVEY
2. SITE ADDRESS: HUNTER STREET, YORK, S.C.
3. PROPERTY ZONING: R-5 MF  
EXISTING USE: VACANT  
PROPOSED USE: SINGLE-FAMILY
4. SETBACKS:  
FRONT SETBACK: 20'  
SIDE YARD (ROAD): 10'  
SIDE YARD: 8'  
REAR YARD: 20'  
MAX BLDG. HEIGHT: 30'
5. LOTS:  
TOTAL PROPOSED SINGLE FAMILY LOTS: 75\*  
MINIMUM LOT SIZE REQUESTED: 4,800 S.F.  
MINIMUM LOT WIDTH (SINGLE FAMILY): 48'  
\*NUMBER OF LOTS MAY BE REVISED BY 5% IN FINAL  
ENGINEERING DESIGN

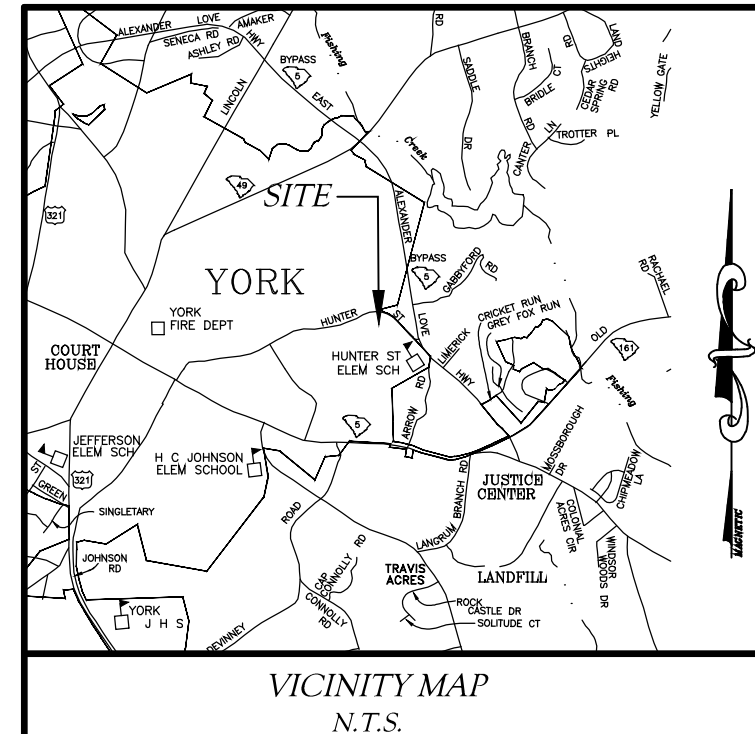
6. DENSITY CALCULATIONS:  
ACREAGE IN PROJECT: 19.00 AC.  
75 UNITS / 19.00 AC. = 3.95 DUA  
ACREAGE IN STREET R/W: 2.79 AC.  
ACREAGE IN COS: 7.61 AC.
7. OPEN SPACE:  
COMMON OPEN SPACE REQ'D: 25% = 4.75 ACRES  
COMMON OPEN SPACE PROVIDED: ±7.61 ACRES =  
40.05%  
OPEN SPACE TYPES:  
WOODLAND & BUFFER AREA: COS 1 & 3  
= 4.66 AC. (LESS POND)  
POND AREA: P/O COS 3 = 1.27 AC.  
PASSIVE RECREATION: COS 2 = 1.41 AC.
8. ROADWAYS:  
STREET A = ±967 L.F.  
STREET B = ±440 L.F.  
STREET C = ±1016 L.F.  
TOTAL = ±2423 L.F.
9. WETLANDS: NONE OBSERVED

10. STORMWATER POND AREA: ±1.27 AC. ON THIS  
PARCEL (2.0 AC. TOTAL)
11. IMPERVIOUS CALCULATIONS:  
STREETS: ±65,157 S.F.  
SIDEWALK: ±13,300 S.F.  
SINGLE FAMILY: 75 @ ±2000 = ±150,000 S.F.  
TOTAL IMPERVIOUS: ±228,457 S.F.  
IMPERVIOUS %: 228,457 S.F. / 827,640 S.F. = ±27.60%
12. WATERSHED: FISHING CREEK/CATAWBA RIVER
13. FEMA FLOOD PANEL: #45091C0277E, DATED:  
9/26/2008  
\*\*\*THIS PROPERTY IS NOT LOCATED IN A SPECIAL  
FLOOD HAZARD ZONE\*\*\*  
\*\*\*THIS PROPERTY HAS PORTIONS LOCATED IN A FLOOD  
HAZARD ZONE\*\*\*
14. ALL STREETS TO BE DESIGNED TO CITY OF YORK  
STANDARDS.
15. UTILITIES: ALL WATER AND SEWER SHALL BE PUBLIC  
SS - 8" PVC  
WATER - 6" PVC

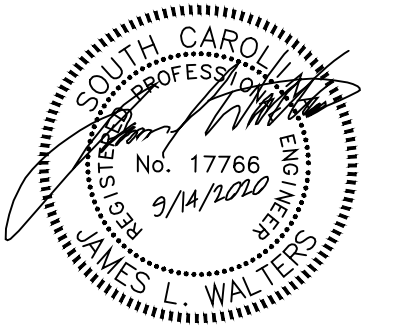
16. LAND OWNER & DEVELOPER:  
JDSI, LLC  
3515 DOVEWOOD DRIVE  
CHARLOTTE, NC 28226  
PROJECT CONTACT: DAVID HENSLEY  
DAVIDA.HENSLEY@GMAIL.COM  
704-222-4542  
MEMBER-MANAGER: JUDSON STRINGFELLOW  
JUDSONSTRINGFELLOW@GMAIL.COM  
704-361-7777
17. CONTRACTOR: TBD

- STREET TREE LEGEND
- WILLOW OAK
  - LACEBARK ELM
  - SOUTHERN RED OAK

- A. All relevant requirements of the City of York Zoning and Subdivision Ordinances (Appendices A & B of the York City Code) shall be met. All SCDOT requirements for the project shall be met. All SCDHEC and City stormwater requirements shall be met. All requirements of the City of York Fire and Public Works Departments shall be met at the preliminary plat stages. The minimum allowable water main size is 8".
- B. Off-street parking shall be per standard City of York requirements except as otherwise approved by the BZA.
- C. Cul-de-sac streets and overall landscaping/buffers shall be per standard City of York requirements.
- D. Setbacks are measured to the street right-of-way or property line depending on the situation.
- E. Interior streets streetscape shall be per standard City of York requirements (trees, lighting, sidewalks, etc)
- F. 5' sidewalks, street lights, and street trees (minimum 2" caliper at 40' on center) shall be installed along entire property frontage on Hunter St (subject to SCDOT review & approval). A landscaped berm shall be installed between Hunter St right-of-way and any lots backing up to Hunter St. Direct access to Hunter St from any lot shall be prohibited.
- G. Passive common space areas shall be left undisturbed to maximum extent practical.
- H. Access to center Green Space area shall be a minimum 5 ft. wide.
- I. Access to passive open space areas shall be a minimum of 5 ft. wide and may have a natural surface. Identification markers shall be provided for access points to open space.
- J. Front facing garage doors shall include carriage style hardware.
- K. No same home front elevations shall be directly adjacent to each other or located directly across the street from each other, adjacent elevations shall be substantially different visually.
- L. A variety of color patterns shall be provided so that no two adjacent homes are the same color scheme.
- M. Minimum heated square footage for each home shall be no less than 1,800 square feet. Minimum permitted roof pitch shall be no flatter than 6/12 pitch, except that porch roofs may be 4/12.
- N. Community cluster mailboxes shall be installed per USPS requirements in the Common Area along cul-de-sac bulb.
- O. Any proposed subdivision signage, home occupation or accessory structure shall be handled in accordance with standard City of York requirements. Signage easement(s) must be noted on the preliminary and final plat submittals.
- P. A phasing plan, if any, shall be included in the preliminary plat plans.
- Q. The subdivision name and street names must be approved by the York County Preparedness 911 Division as a part of the preliminary plat.
- R. At the final plat stage, the method(s) shall be identified for ensuring that all required improvements are installed and maintained. Deed restrictions, etc. shall be submitted at the final plat stage for City review for conformity with conditions of the approved plans and shall be recorded following recordation of final plat.
- S. Vested rights to the project shall expire if either of the following occurs:  
If a preliminary plat is not approved within 4 years of special exception approval, or  
If the time period between preliminary plat and the final plat approval exceeds 3 years, or  
If any portion of the approved conceptual site plan is not given final plat approval within 7 years of special exception approval.
- T. Center Green Space area wood structure gathering area gazebo and raised bed, amended topsoil & mulched community garden area shall be installed by Developer / Builder before completion of 50 homes. The HOA shall be responsible for maintenance of all Common Open Space areas and improvements.



**LWE**  
LATHAM-WALTERS  
ENGINEERING, INC.  
N.C. CORP. LIC. C-1815  
16507-A NORTHCROSS DRIVE  
HUNTERSVILLE, N.C. 28078  
PHONE: (704) 895-8484  
FAX: (704) 237-4362



SEPTEMBER 14, 2020  
DATE

JDSI, LLC  
3515 DOVEWOOD DRIVE  
CHARLOTTE, NC 28226  
PHONE: (704) 361-7777  
judsonstringfellow@gmail.com

BELLINA SUBDIVISION  
CITY OF YORK, YORK COUNTY, SC

PRELIMINARY SITE PLAN

REVISIONS

PROJECT NO.: 2018.11  
SCALE: 1" = 60' (PLOTTED ON 24X36)  
DRAWN BY: MRH  
CHECKED BY: JLW

SHEET NO:

C1.0